

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5810 NORTH MOPAC EXPRESSWAY SOUTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2010-0010, on file at the Planning and Development Review Department, as follows:

Lot 2, Mopac-Balcones Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 92, Pages 208-209, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 5810 North MoPac Expressway Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following site development regulations apply to the Property:
 - 1) The maximum height of a building or structure is 40 feet from ground level.
 - 2) The maximum impervious cover is 70 percent.
 - 3) The floor-to-area ratio (FAR) is 1.1 to 1.0.

1 C. The following uses are prohibited uses of the Property:

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3 Agricultural sales & services Bail bond services
4 Campground Congregate living
5 Construction sales & services Drop-off recycling collection facility
6 Equipment repair services Kennels
7 Monument retail sales Vehicle storage
8 Commercial off-street parking Communications services
9 Funeral services Hotel-motel
10 Indoor entertainment Indoor sports and recreation
11 Off-site accessory parking Outdoor entertainment
12 Pawn shop services Research assembly services
13 Research services Research testing services
14 Research warehousing Restaurant (limited)
15 Hospital services (general) Residential treatment
16 Exterminating services Automotive rentals
17 Automotive washing (of any type) Automotive repair services
18 Automotive sales Building maintenance services
19 Business or trade school Consumer convenience services
20 Consumer repair services Electronic prototype assembly
21 Electronic testing Equipment sales
22 Financial services Food preparation
23 Food sales General retail sales (convenience)
24 General retail sales (general) Laundry services
25 Outdoor sports & recreation Personal Improvement services
26 Personal services Pet services
27 Plant nursery Printing & publishing
28 Restaurant (general) Service station
29 Software development Theater
30 Veterinary services Custom manufacturing
31 Limited warehousing & distribution
32

33 D. Drive-in service is prohibited as an accessory use to commercial uses.

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35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the general commercial services
37 (CS) base district and other applicable requirements of the City Code.
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39
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PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010


Lee Leffingwell
Mayor




APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk




1" = 400'

 SUBJECT TRACT  ZONING BOUNDARY  PENDING CASE	ZONING CASE#: C14-2010-0010 ADDRESS: 5810 N MOPAC SXPY SB SUBJECT AREA: 1.75 ACRES GRID: H28 MANAGER: C. PATTERSON
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OPERATOR: S. MEEKS



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